

MIDDLETOWN BOARD OF EDUCATION  
CITY OF MIDDLETOWN



MHS  
Home Of The Blue Dragons

**FEASIBILITY STUDY**  
**SITE #4 EVALUATION - EAST STREET**  
NEW MIDDLETOWN HIGH SCHOOL

OCTOBER 23, 2001  
PROJ. #00/01-010-BOE



October 23, 2001



*Richard A. Cormier, Associate Superintendent of Schools  
On behalf of:  
Carol Parmelee-Blancato, Superintendent of Schools  
Middletown Public Schools  
311 Hunting Hill Avenue  
Middletown, Connecticut 06457*

*Re: New High School Feasibility Study Final Report  
AM Design Architects, Inc. Project # 0007-01*

*Dear Richard:*

*The following is our site evaluation report of the fourth proposed building site for the New High School Feasibility Study. This site is located off of East Street and South of South Plumb Road. We conducted this study in accordance with the requirements put forth in your request for services dated March 1, 2001. This report also includes development cost for a New VO-AG Center as they relate to this new site. As directed we utilized the building program and site requirements as identified in our Feasibility Study dated May 3, 2001. This report contains revised cost models for your use in selecting a final solution to move forward with the filing of a revised State Funding Request (form EDO-49R) before the end of December, 2001.*

*We have also included a second option for this site along with comparison cost for the Woodrow Wilson Site, each includes the additional parking cost and full air-conditioning options that were previously approved by the Board of Education for this project.*

*If you have any questions please feel free to call*

*Very Truly Yours,*

*AM DESIGN ARCHITECTS, INC.*

A handwritten signature in dark ink, appearing to read 'Michael S. Colarusso', is written over a light-colored background.

*Michael S. Colarusso  
President*

cc: *Ken Jackson, Director of Facilities  
File*

**Planning/Pre-Design**

Urban Planning  
Site Analysis & Selection  
Site Utilization Studies  
Needs Assessments  
Master Planning  
Facility Programming  
Facility Planning  
Concept Development  
Feasibility Studies  
Planning and Zoning  
Agency Approvals

**Architecture**

Architectural Design  
Architectural Presentations  
Renderings  
Models  
Budget & Cost Analysis  
Facility Inventory  
Construction Drawings  
Specifications  
Cost Estimates  
Contract Administration  
Field Observations  
Construction Consulting  
Life Cycle Cost Analysis

**Interiors**

Space Planning  
Interior Design  
Finishes Selection  
Furniture Selection  
Equipment Selection  
Graphics Design  
Signage

700 Plaza Middlesex  
Middletown, CT 06457

**Tel:** 860/344 -1559  
**Fax:** 860/344 -1655

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## Introduction:

*The purpose of this Study is to identify how the space requirements for the proposed New 1,400 student High School and Vocational Agriculture Center would be developed on two undeveloped parcels of land located off of East Street and Plumb Road South.. To develop a preliminary design plan and evaluate the potential project costs should they be constructed at this location.*

*This is the fourth site AM Design Architects, Inc. was directed to study:*

*Site #4, East Street: The proposed site is made up of two properties: The first site is owned by Tina Tomasetti (99 East Street Middletown) containing 38.56 acres that fronts on East Street and Plumb Road South.*

*Presently this site is being utilized for farming of green peppers and eggplants. The site follows the slope of Plumb Road South in a West to East Direction. From the Northern property line the site slopes to the South. A portion of the site along the southern property line contains approximately 3 acres of wetlands. Existing structures on the site are a two story house and a barn that appear to have been built in the late 1940's. Information on file with the City of Middletown's planning Department indicated that this property is outside the 500 year flood zone.*

*The second property is owned by Thaddeus P. Bysiewicz according to City of Middletown land Records volume 827 page 505. This site is bordered to the North by Plumb Road South, to the East and South by the Tomasetti property and to the West by City of Middletown property (Moody School & Smith Park). This site contains approximately 17 acres of farm land with limited wetlands along its' Western property line. All records that we were able to find indicate a continued used for farming on this property. No development plans for this property are known of at this time.*

*To complete our commission AM Design Architects and our consultants have met with the Middletown Public Schools' Central Administration, High School Administration, several Department Heads, and the Vocational Agriculture Center Administration and Staff, to delineate the educational program planned for the proposed project. For the purpose of this study it is anticipated that the Vocational Agriculture Center will be developed concurrently with the new high school. Based on information we have received from the State School Facilities Unit (SFU) although two request must be made to allow the tracking of separate project numbers by the State the information contained in this study can be utilized for both submissions. It is important that any Board of Education and City Common Council authorizations contain reference to both the New High School and Vocational Agriculture Center.*

## Introduction Continued:

Utilizing the information generated in the May 3, 2001 Feasibility Study in which we determined the program needs, core facilities and ancillary support areas required for the new High School and Vocational Agriculture Center, we have developed a preliminary building plan showing spatial relationships for all instructional program areas, core facilities and ancillary support areas. It should be noted the block plan we have developed is not intended to represent a "true" building design. This block plan is used to indicate a potential building footprint to test the "feasibility" of each of the sites and potential development cost.

The proposed New High School Building size is 253,700 sq.ft for a 1,400 student school.

The Vocational Agriculture Center is presently proposed to expand from its present size of 13,000 sq.ft to 26,000 sq.ft. an increase of 100%.

Please note that AM Design Architects, Inc. recommends that in consideration of the shortness of time allowed for this Feasibility Study that the Middletown Board of Education continue with the refinement of the selected plan with further dialog with the School Administration, Staff, and City Planning Officials to shorten the pre-referendum process. The conceptual plans and estimates included in this report do not necessarily represent the definitive desires of the client for project scope and quality. It should also be noted that there are presently several large construction projects in the design stages in the greater Hartford area that may have a significant impact on the construction labor market and cost of construction of this project. Also note that we would recommend that a complete A-2 Survey be conducted along with soil testing prior to the purchasing of any new land.

## Resources:

*In preparing this report AM Design Architects and our consultants interviewed the following individuals in order to obtain both programmatic and physical requirements of this proposed project:*

*Mrs. Carol Parmelee-Blancato, Superintendent of Schools  
Mr. Richard A. Cormier, Associate Superintendent for Administration  
Mr. Robert C. Fontaine, High School Principal  
Mr. John Hennelly, Ph.D., Assistant Superintendent for Curriculum & Instruction  
Mr. Henry Koritkoski Athletic/Student Activities Director  
Mr. Kendall J. Jackson, Director of Facilities  
Mr. William A. Pillarella, Director Food Service/Transportation*

### *Vocational Agriculture:*

*Mr. Daniel Digiulio  
Mr. Richard Trojanoski  
Mr. Peter Bergan*

*Mr. William Warner, Planner, City of Middletown  
Mr. Thomas Nigosanti, Engineer, City of Middletown*

*AM Design Architects would like to thank all of them for their timely response to our questionnaire's.*

### **Plan Data:**

*The site plan data utilized for this study is based on City of Middletown Land Use Maps. These City Maps indicate in general, location of roads, structures and topography. These maps give a general location of property lines and wetlands. In order to obtain additional information on the extent of wetlands on the three priorities we retained the services of Registered Soil Scientist to verify the City Mapping. The City Maps do NOT indicate easements, Right-of Ways or deed restrictions. These restrictions may have an impact on the proposed site development plans we have generated. AM Design Architects, Inc. would recommend that an A-2 Survey be completed on the selected site prior to referendum to confirm the assumptions contained in this Report.*

### **Educational Outline:**

*The proposed High School and Vocational Agriculture Center are comprised of class level nine through twelve. In order to understand the existing conditions of the present facilities AM Design Architects, Inc. was presented the Enrollment and Space Utilization Report, Middletown Public Schools, dated October, 2000, prepared by Mrs. Carol Parmelee-Blancato, Superintendent of Schools. Several sections are included in this Feasibility Report for reference to existing class conditions and enrollment.*

***Resources Continued:***

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***State of Connecticut School Facilities Unit:***

*Several of the SFU's design guidelines have been utilized in the creation of this report. The SFU recommend range in class room sizes (based on the subject matter) and the proposed facility gross square foot calculation sheet.*

***AM Design Architects, Inc. Feasibility Study for the New Middletown High School Dated May 3, 2001.***



### Description of Process:

*In order to complete this study AM Design Architects and our consultants had to establish an understanding of the projected needs from both a physical and educational stand point. To assist us in this task we developed a questionnaire that was issued to the High School Administration and a Site Information Criteria Sheet that was utilized by our site Engineers to obtain baseline development information on each of the three sites. Equally important in completing this study is understanding the State Funding Process.*

*The Schools Facilities Unit for the State of Connecticut is the administrative Agency overseeing all funding request for school design and construction. They have established funding requirements guidelines for the total gross square footage any given school based on a prescribed formula of number of students projected to attend the school and the grades in that school. This formula determines the square footage the State will provide maximum cost reimbursement on "allowable items". The reimbursement rate changes year to year and is set only after the funding request is made. The Amount of reimbursement rate also varies with the type of facility. Presently the State is funding VO-AG at 100% of allowable cost it should be noted that this site has cost related to the development off site (Plumb Road South). These cost are not allowable by the SFU and have been identified as additional City Cost.. The High School percentage is a function of several different factors and building size. The actual amount of State Funds that the City will receive is based on several criteria first being the highest total number of student enrollment for the facility based on enrollment information we have received from the Superintendent of Schools we are using 1,400 for this study. Other factors relate to what services being designed into the facility and who will be allowed to use them. It should be noted that the State guidelines for classroom sizes (based on the subject matter) are based on standards over ten years old.*

*We started the Site Study by first obtaining existing City Land Use Maps for each of the proposed properties from the City Engineer's office. This established the basis of all plans contained in this report. Our consultant team conducted several interview meetings with City Engineering Department Staff to determine if utility and drainage conditions around the sites would be adequate to handle the proposed development. A major factor in the possible development of these sites relates to the amount of usable land contained within the property line. Physical features such as steep slopes, wetlands and existing buildings tend to be limiting factors when determining site development potential*

## City Planning & Zoning Information:

### Site #4 East Street:

*The Planning Zone for this site is Residential R-30.*

*The proposed development of a High School Project is allowed in this Zone by Special Exception.*

*Setbacks:*

*Front Yard: 40 feet*

*Side Yard: 15 feet*

*Rear Yard: 30 feet*

*Maximum Height 36 feet (note depending on what site option a variance may have to be requested)*

*Lot Coverage: Maximum 25%*

*The proposed site is made up of two properties: The first site is owned by Tina Tomasetti (99 East Street Middletown) containing 38.56 acres that fronts on East Street and Plumb Road South.*

*Presently this site is being utilized for farming of green peppers and eggplants. The site follows the slope of Plumb Road South in a West to East Direction. From the Northern property line the site slopes to the South. A portion of the site along the southern property line contains approximately 3 acres of wetlands. Existing structures on the site are a two story house and a barn that appear to have been built in the late 1940's. Information on file with the City of Middletown's planning Department indicated that this property is outside the 500 year flood zone.*

*Recently this site was submitted for an open space subdivision of 39 housing lots by Mr. Richard Fiske from The Ravenswood Company LLC, 677 South Main Street, Cheshire, CT. 06410. The subdivision plan proposes to deed over to the City of Middletown 4.9 acres (the existing wetland and boundary area). As of this date this development plan has not received P&Z Approval.*

*The second property is owned by Thaddeus P. Bysiewicz according to City of Middletown land Records volume 827 page 505. This site is bordered to the North by Plumb Road South, to the East and South by the Tomasetti property and to the West by City of Middletown property (Moody School & Smith Park). This site contains approximately 17 acres of farm land with limited wetlands along its' Western property line. All records that we were able to find indicate a continued used for farming on this property. No development plans for this property are known of at this time.*

### Site #4 East Street - Option

*This option would be to develop only the first site is owned by Tina Tomasetti (99 East Street Middletown) containing 38.56 acres that fronts on East Street and Plumb Road South.*

I. Tier 1 Criteria	Site# 4
A. Physical Characteristics:	
Size/Area to meet initial program and operational requirements,	YES
Size/Area to meet expansion,	
Regularity of site configuration,	NO
Critical dimension conformance.	YES
B. Direct physical, visual and functional access to major highways.	YES
C. Development/Construction Penalties:	YES
D. Construction costs unique to a particular site, (see Tier 3 Criteria).	YES
II. Tier 2 Criteria Development Cost	
A. Off Site Development (utilities, roads. Ect.)	YES
B. Environmental issues	
C. Site Drainage Requirements	limited
D. Pedestrian linkage to additional support facilities	YES
E. Special Foundation Requirements	NO
III. Tier 3 Criteria	
A. Existing and Surrounding Land Use:	
Heights and best use of site,	N/A
Relocation of existing land uses required.	NO
B. Land Acquisition:	YES
Availability of site to ensure move-in date,	YES
Encumbrances (Title, Leases, Deeds Restrictions, Easements).	Need to Confirm
Approvals:	
1. Wetlands	
Hydraulics -	X
Soils Analysis -	X
Open Space & Wildlife Areas -	Need to Confirm
2. Zoning	
Zone Change -	SPECIAL
Subdivision -	NO
Road Design / Plan & Profile -	Required

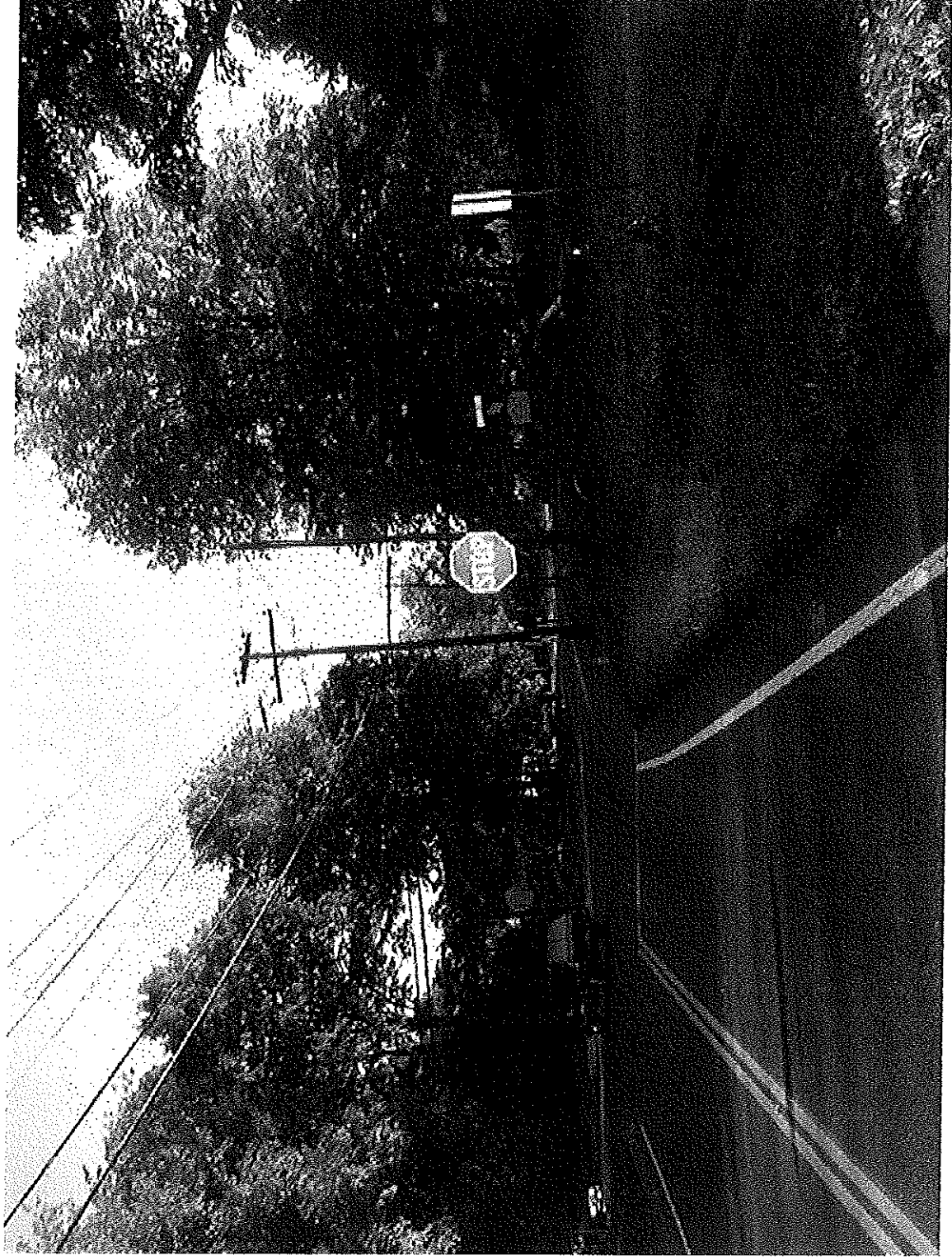
		Site# 4
<b>3. City Services</b>		
Sanitary Sewer System –		YES
Water –		YES
<b>4. Department of Environmental Protection (DEP)</b>		
Environmental Assessment –		Need to Confirm
Sanitary Sewer –		Required
<b>5. Department of Transportation (DOT)</b>		
Traffic Analysis –		Required
State Traffic Commission (STC) Permits –		Required
Traffic Improvements Design –		Required
Funding –		Required
Main Access Roadway –		Required
<b>6. Utilities:</b>		
Sanitary Sewer Capacity		YES
Water Capacity		YES
Electric Capacity		YES
Telephone with Fiber Optics		YES
Gas Capacity		NO
<b>7. Context:</b>		
<i>Planning &amp; Zoning: As of Rights Building Allowed use:</i>		
Height Limitations:		36'
Size Limitations:		
Lot Coverage Limitations:		
Minimum Parking Requirements:		
<i>Plan conformance, Surrounding land use, Image potential.</i>		
Cleared Site?		YES
Wooded Site?		NO
Any Rock visible?		YES
Any Water visible?		NO
<b>8. Topography:</b>		
Cut to Fill Requirements		YES
<b>9. Environmental Issues:</b>		
Hazardous materials abatement required?		NO
Flood Plain constraints:		NO
<b>10. Soils/Geotechnical Issues:</b>		
Depth to bedrock,		Need to Confirm
Depth to watertable,		Need to Confirm
Wetlands,		YES
Soil type bearing capacity,		
Structural design impact.		NO

		Site# 4
<b>11. Transportation Issues:</b>		
<u>Accessibility of private/service vehicles,</u>		YES
<u>Impact to surrounding roadways,</u>		YES
<u>Mass transit accessibility,</u>		YES
<u>Impact of DOT projects. Has STC been completed?</u>		NO
<b>12. Utility Issues:</b>		
<u>Indicate the status of the following:</u>		
<u>Availability of sewer (storm &amp; sanitary)</u>		YES
<u>Any permitting required (Local or State)</u>		YES
<u>Availability of water &amp; Fire Protection System (flow test)</u>		Need to Confirm
<u>Availability of power (single or looped system)</u>		YES
<u>Availability of gas,</u>		Future
<u>Availability of special systems (steam and chilled water).</u>		NO
<u>Availability of High Speed (Fiber Optics) Telecommunications</u>		Need to Confirm
<b>13. Building Maintenance Issues:</b>		
<u>Trash Removal</u>		YES
<u>Fire Protection Services</u>		YES
<u>Snow Removal</u>		YES



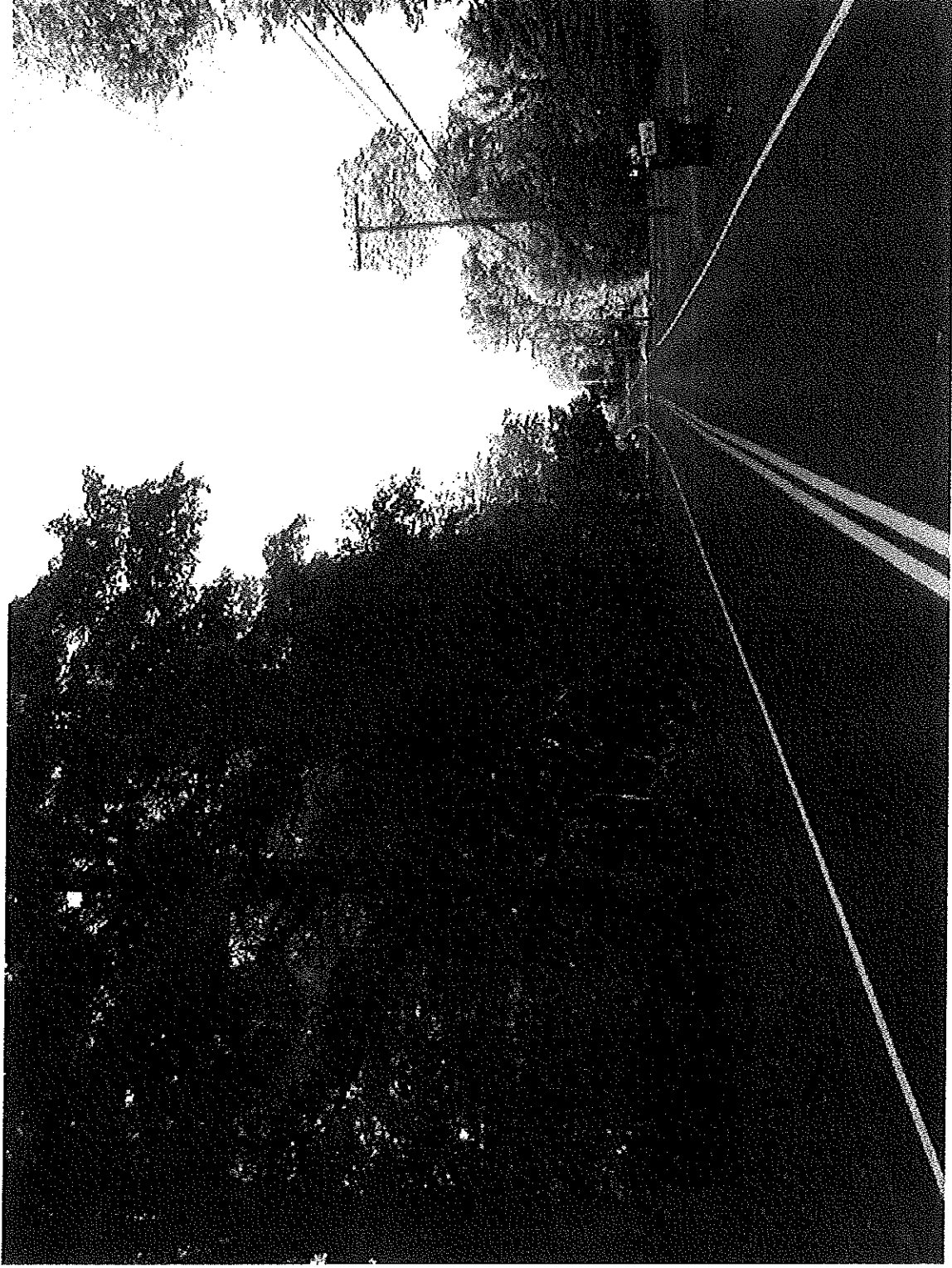
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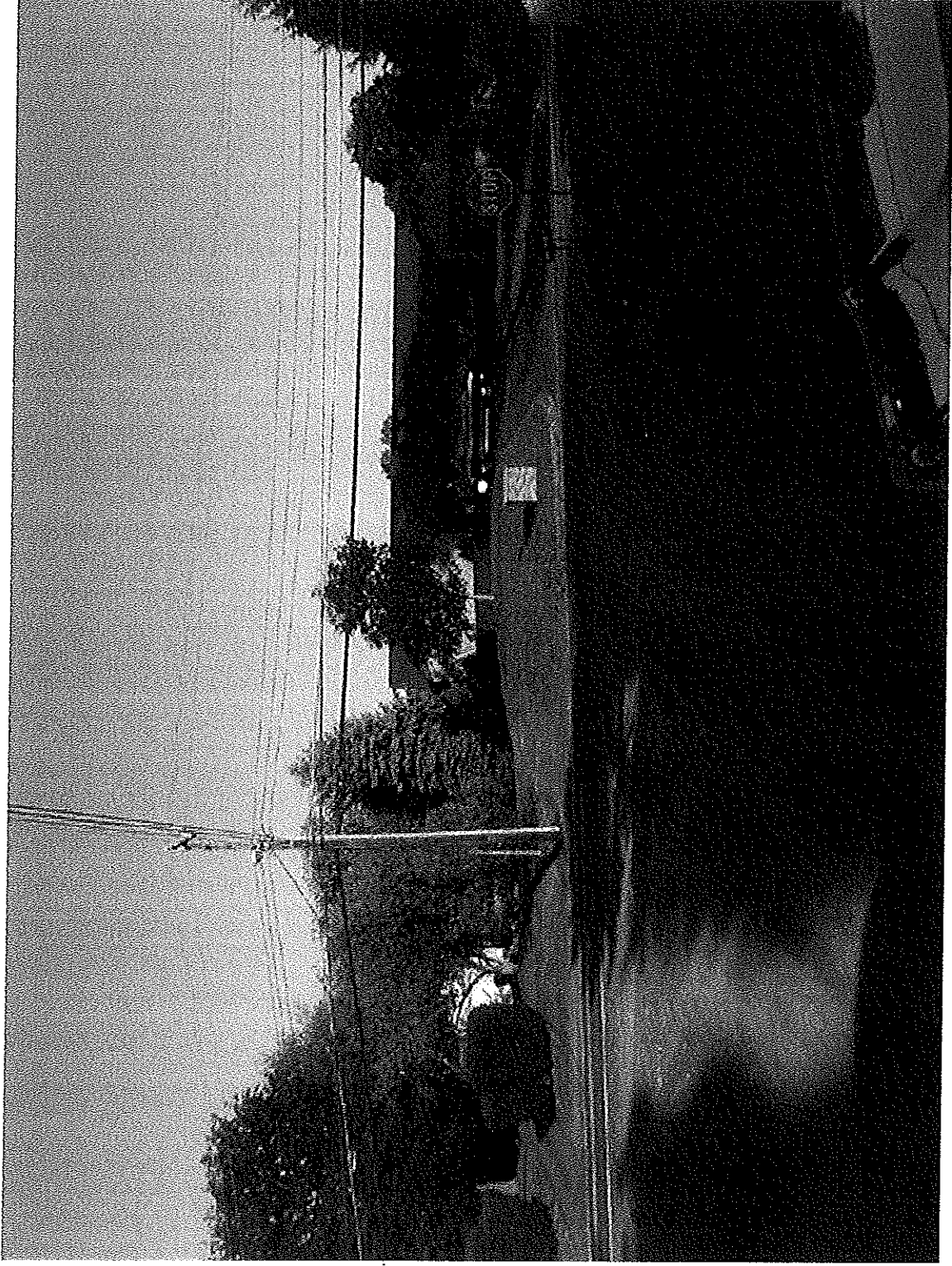


INTERSECTION OF EAST STREET & COUNTRY CLUB ROAD

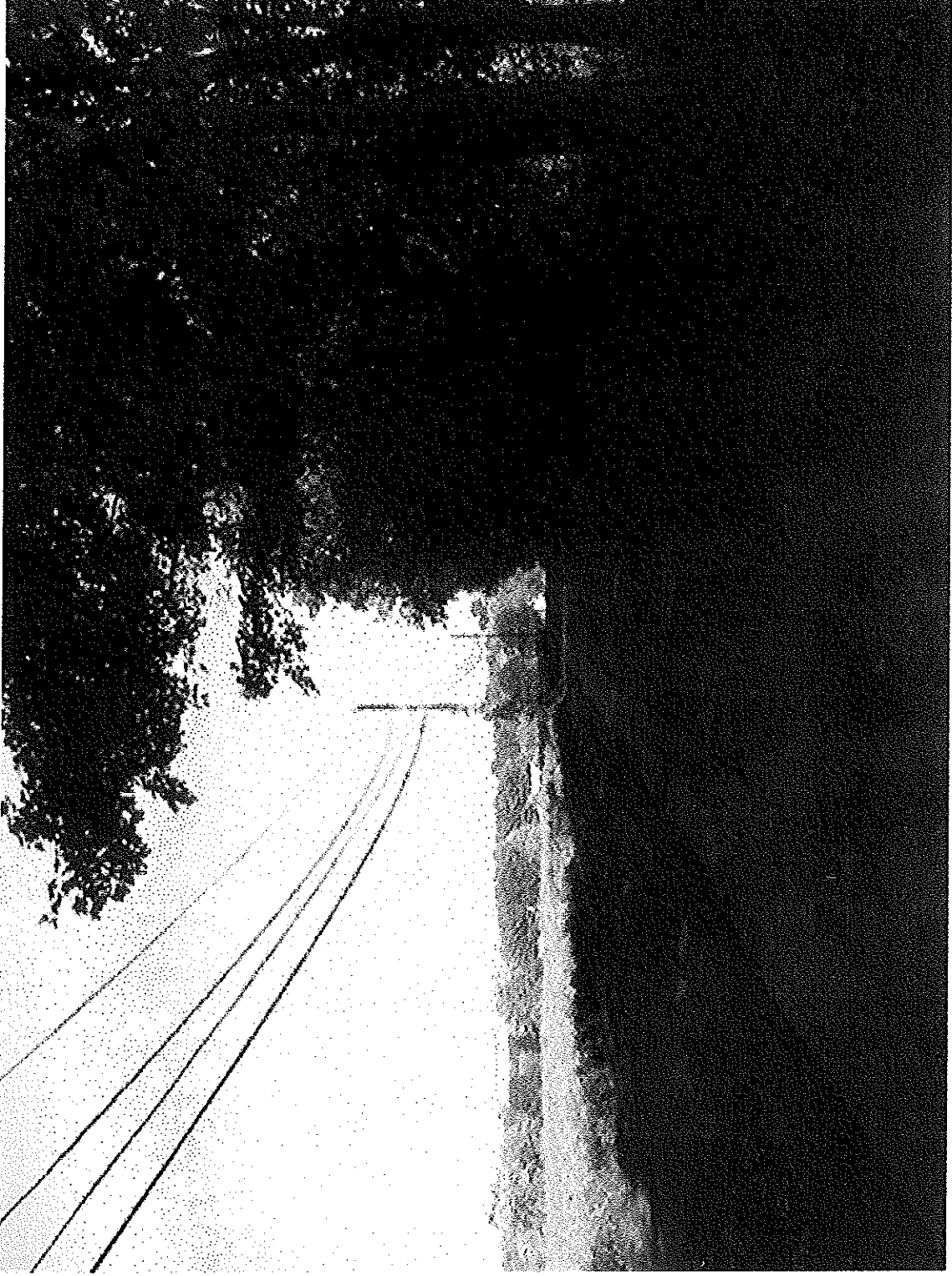




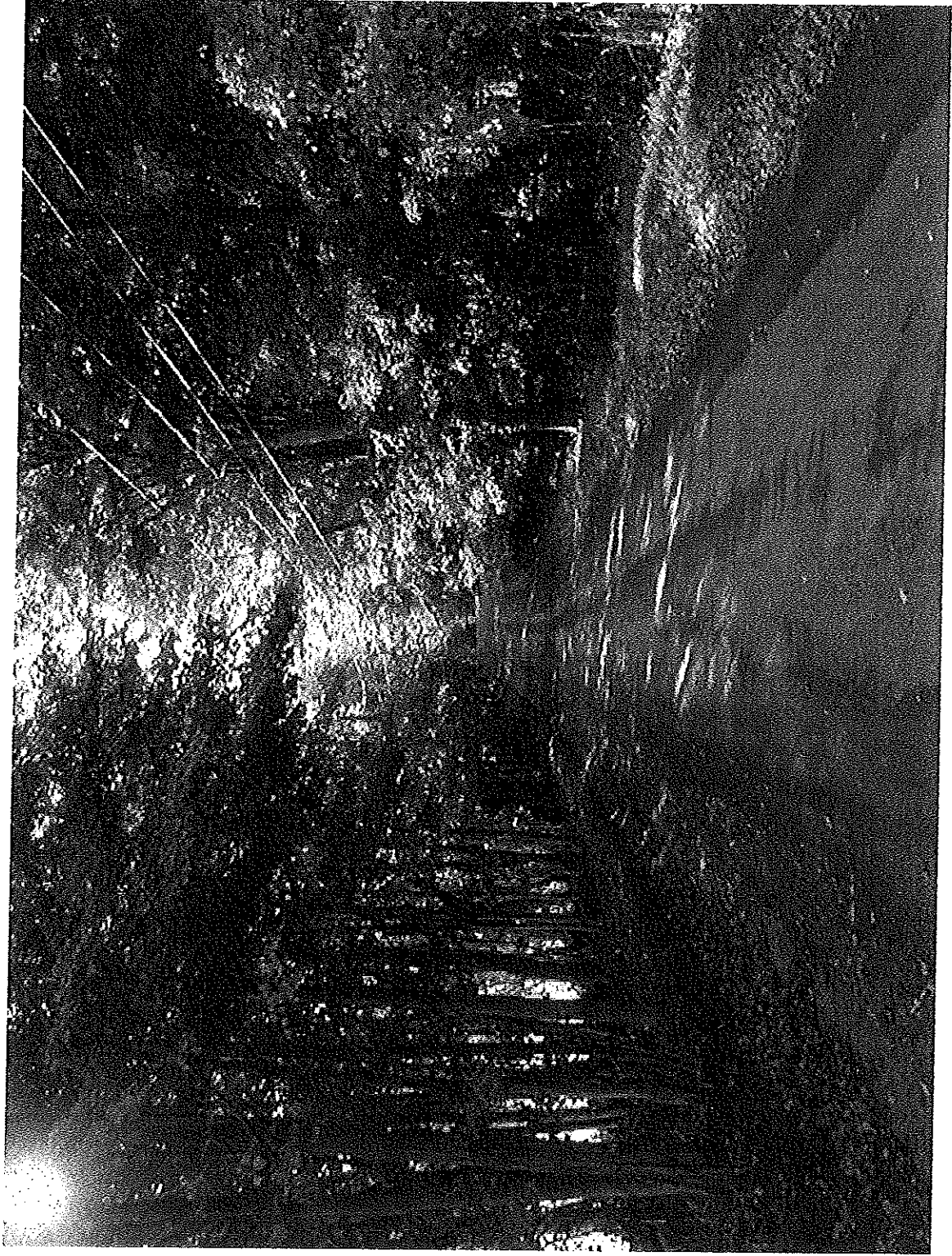
EAST STREET LOOKING NORTH



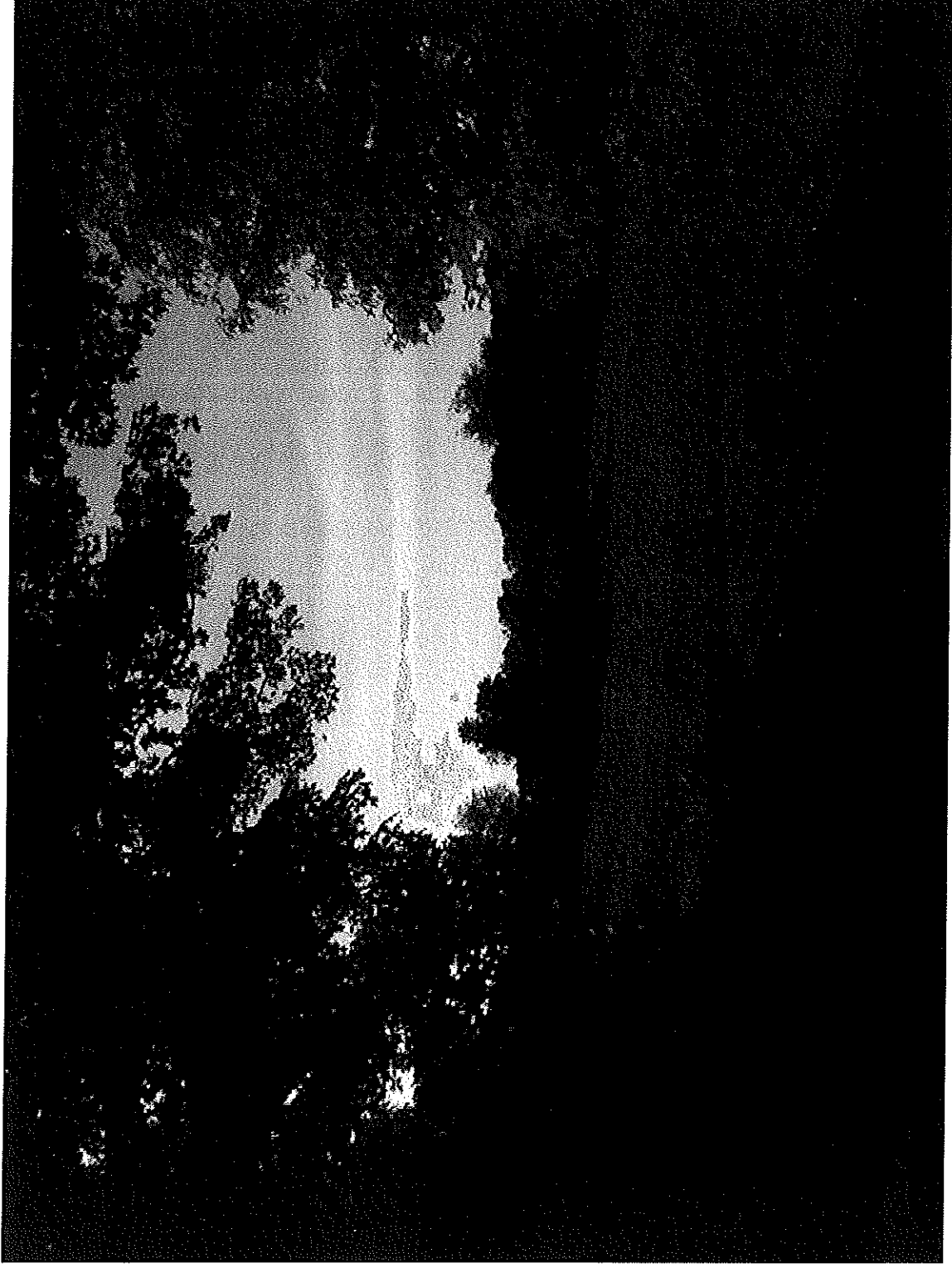
INTERSECTION OF PLUMB ROAD SOUTH & EAST STREET



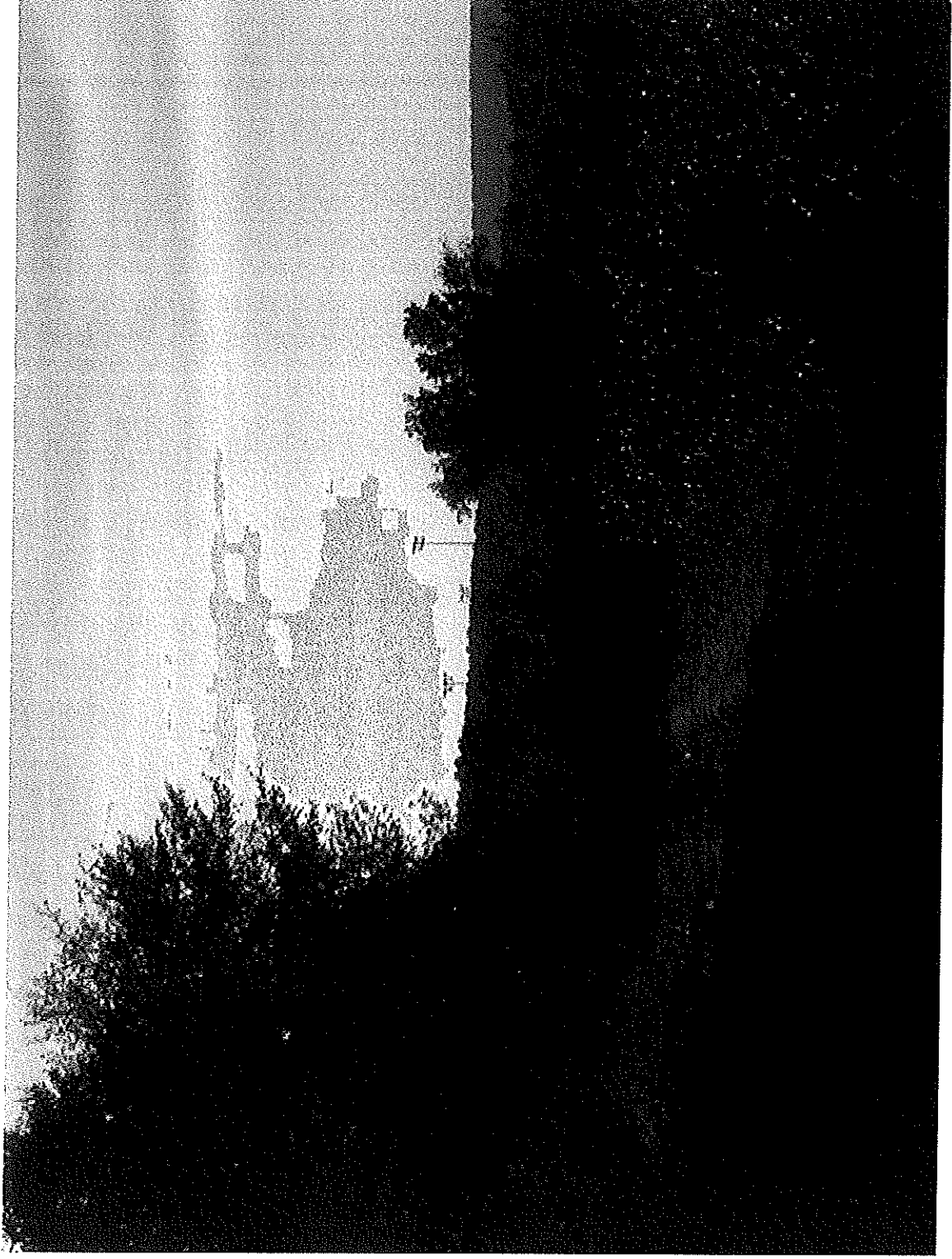
PLUMB ROAD SOUTH LOOKING EAST



PLUMB ROAD SOUTH LOOKING WEST

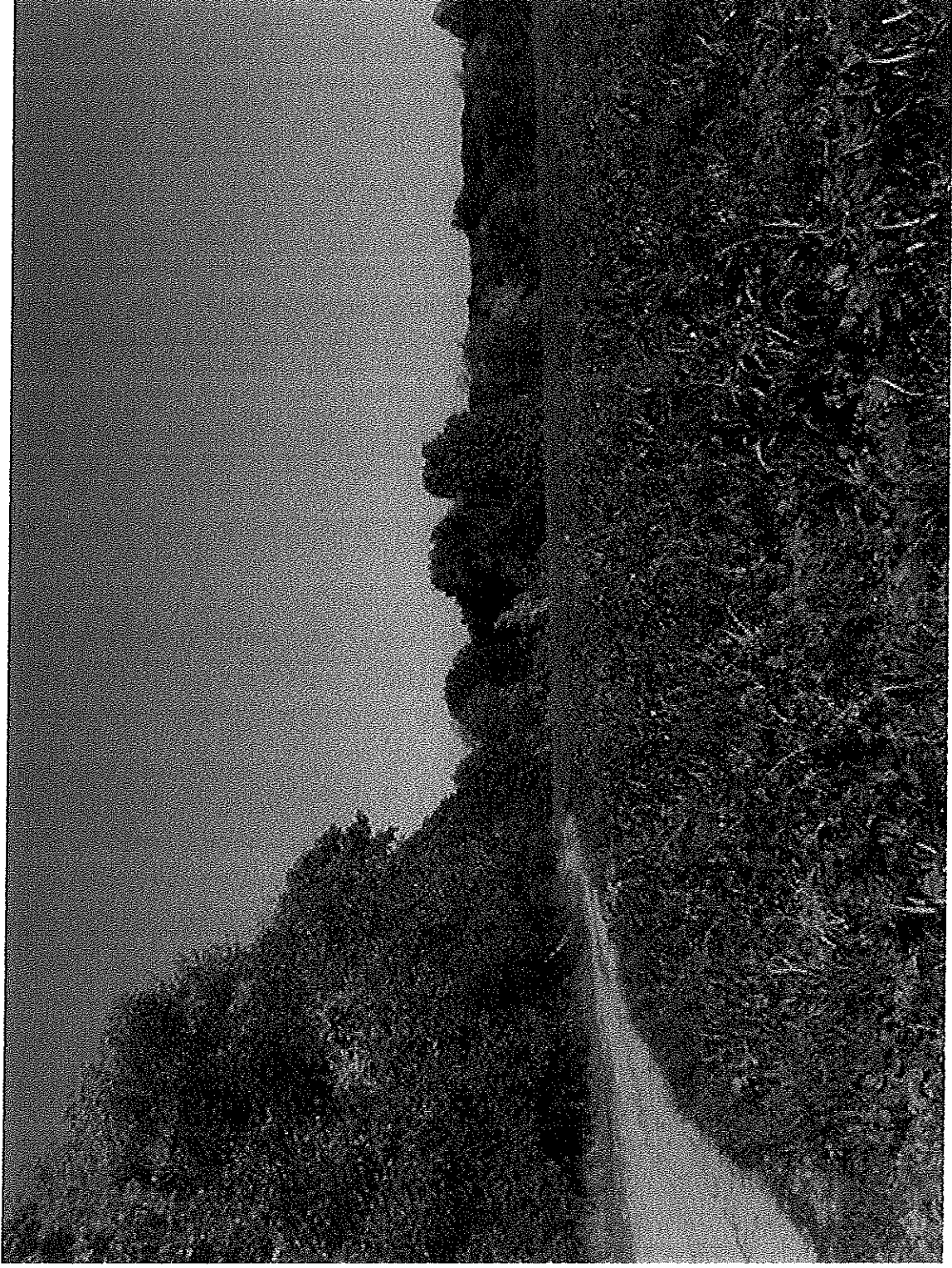


LOOKING WEST FROM EAST STREET

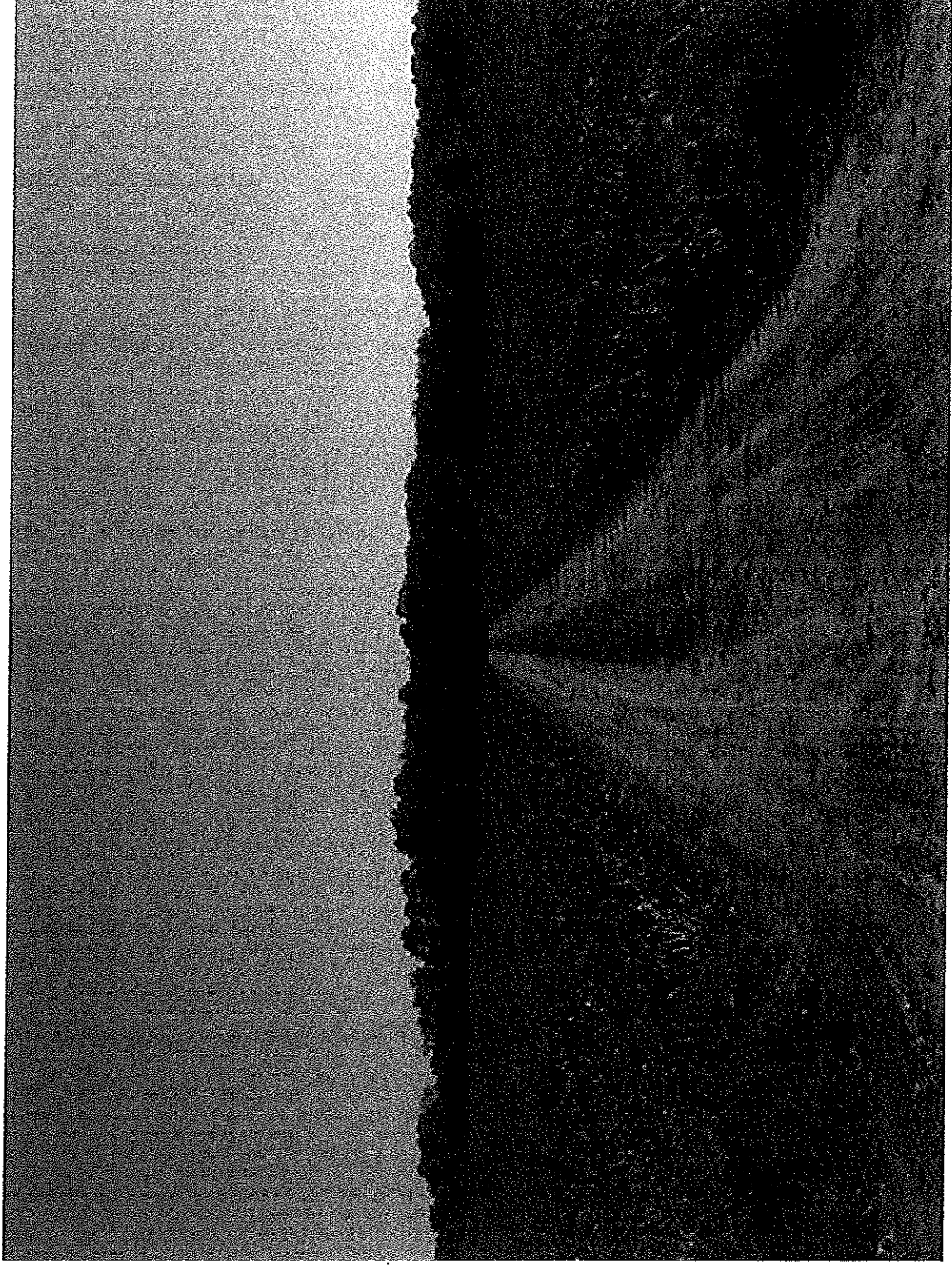


LOOKING WEST TO MOODY SCHOOL



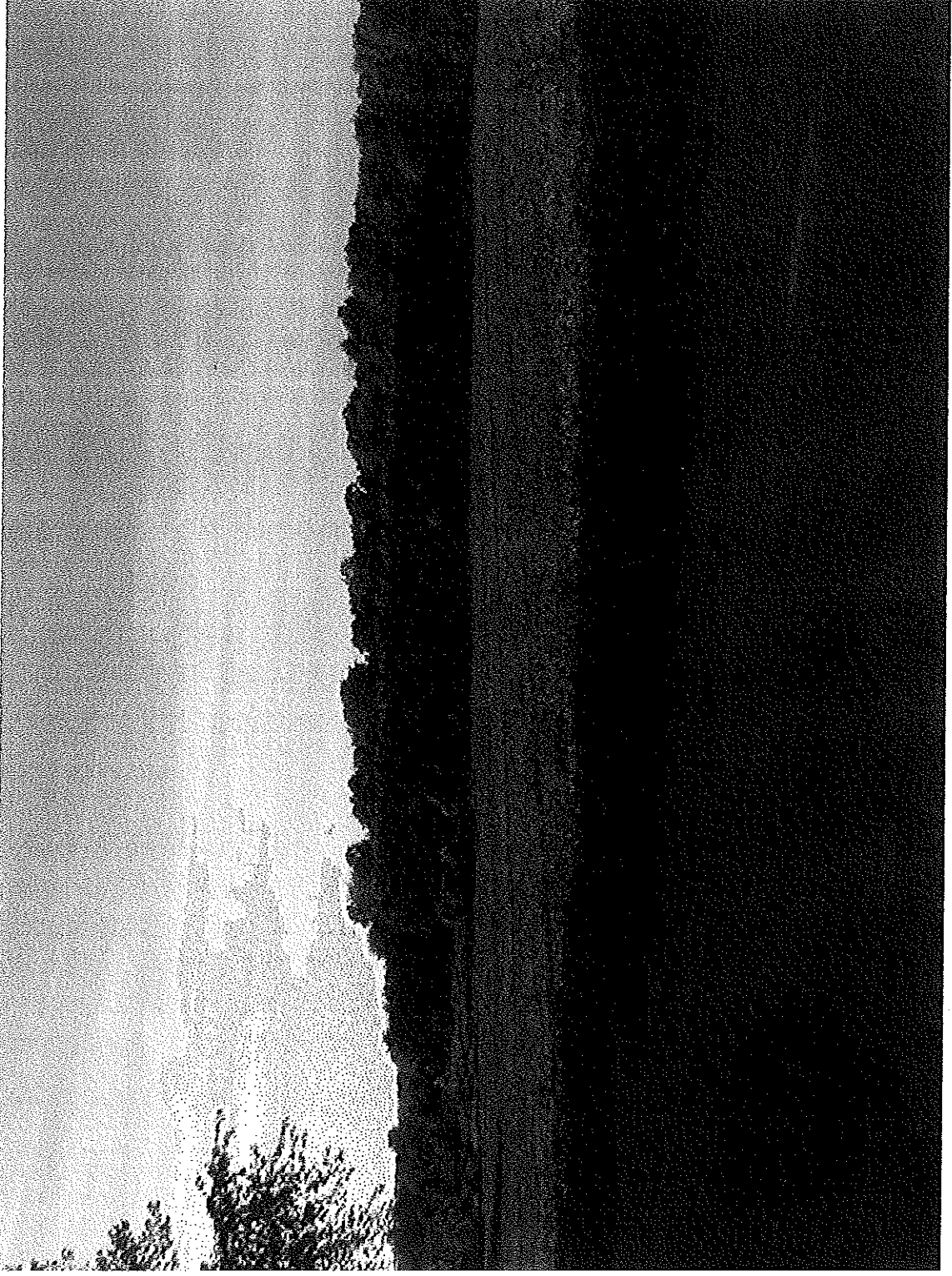


UPPER LEVEL NORTH LOOKING EAST



UPPER LEVEL NORTH LOOKING SOUTH

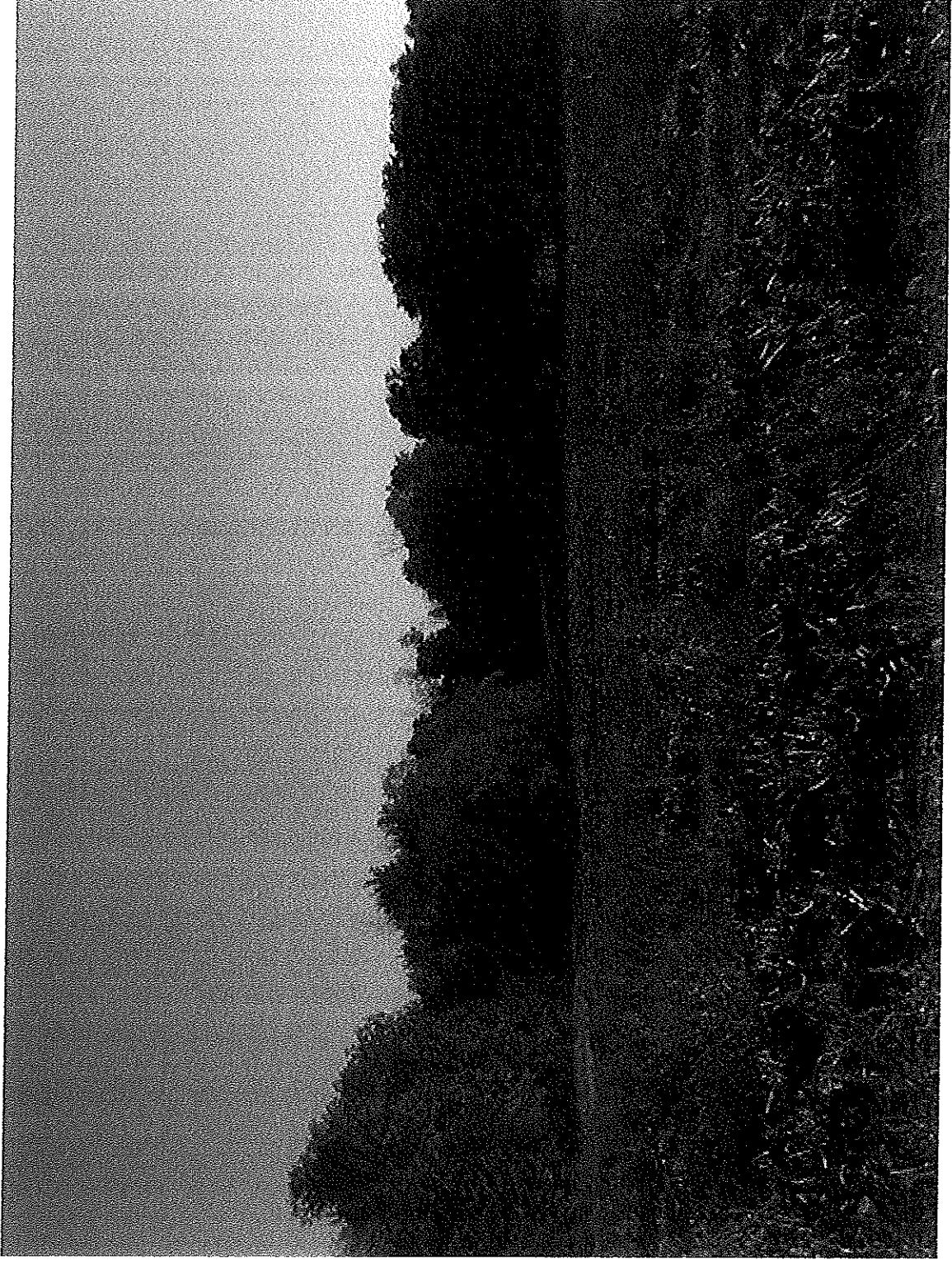




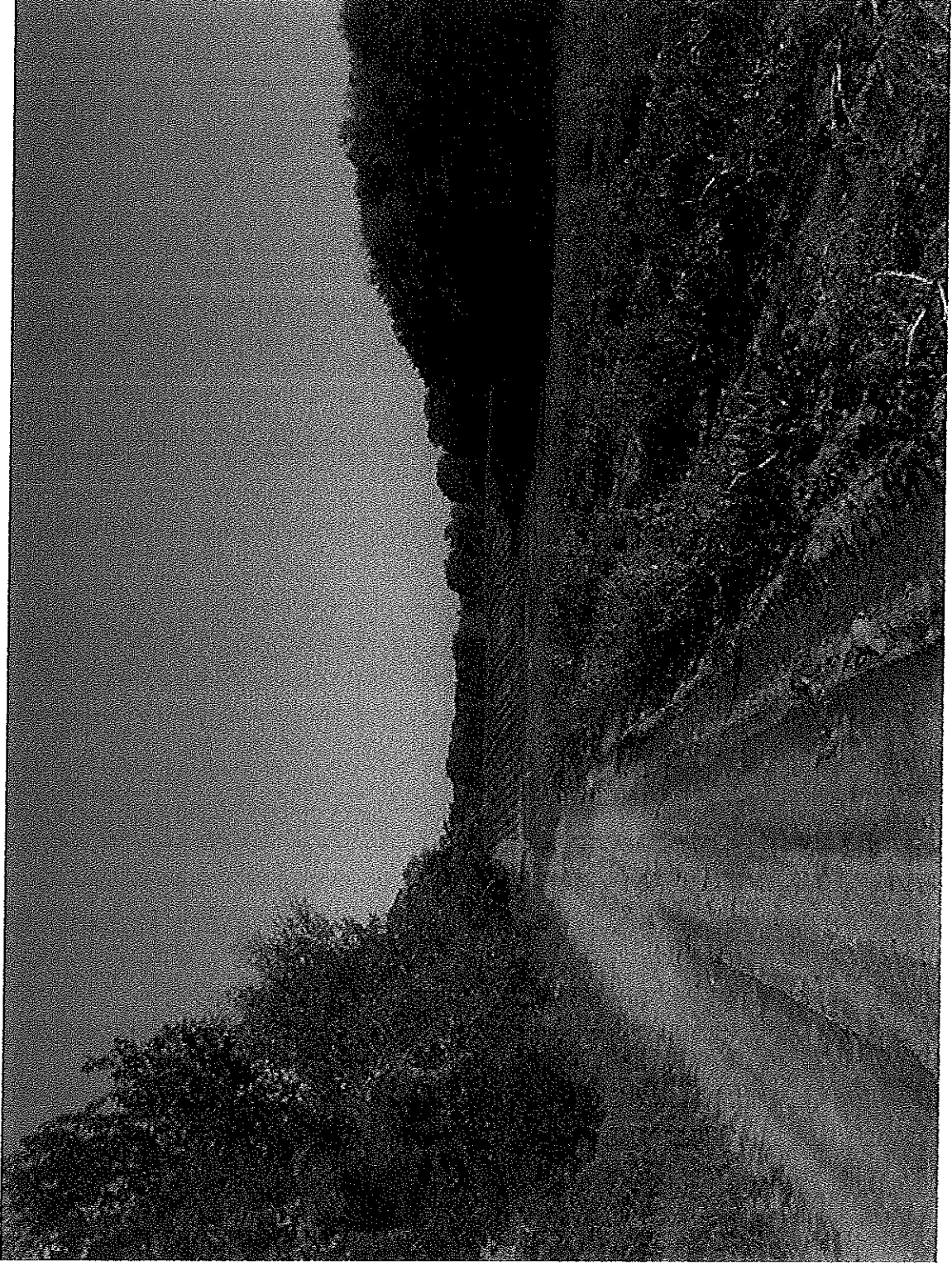
UPPER LEVEL SOUTH LOOKING NORTH WEST



LOWER LEVEL SOUTH LOOKING SOUTH WEST

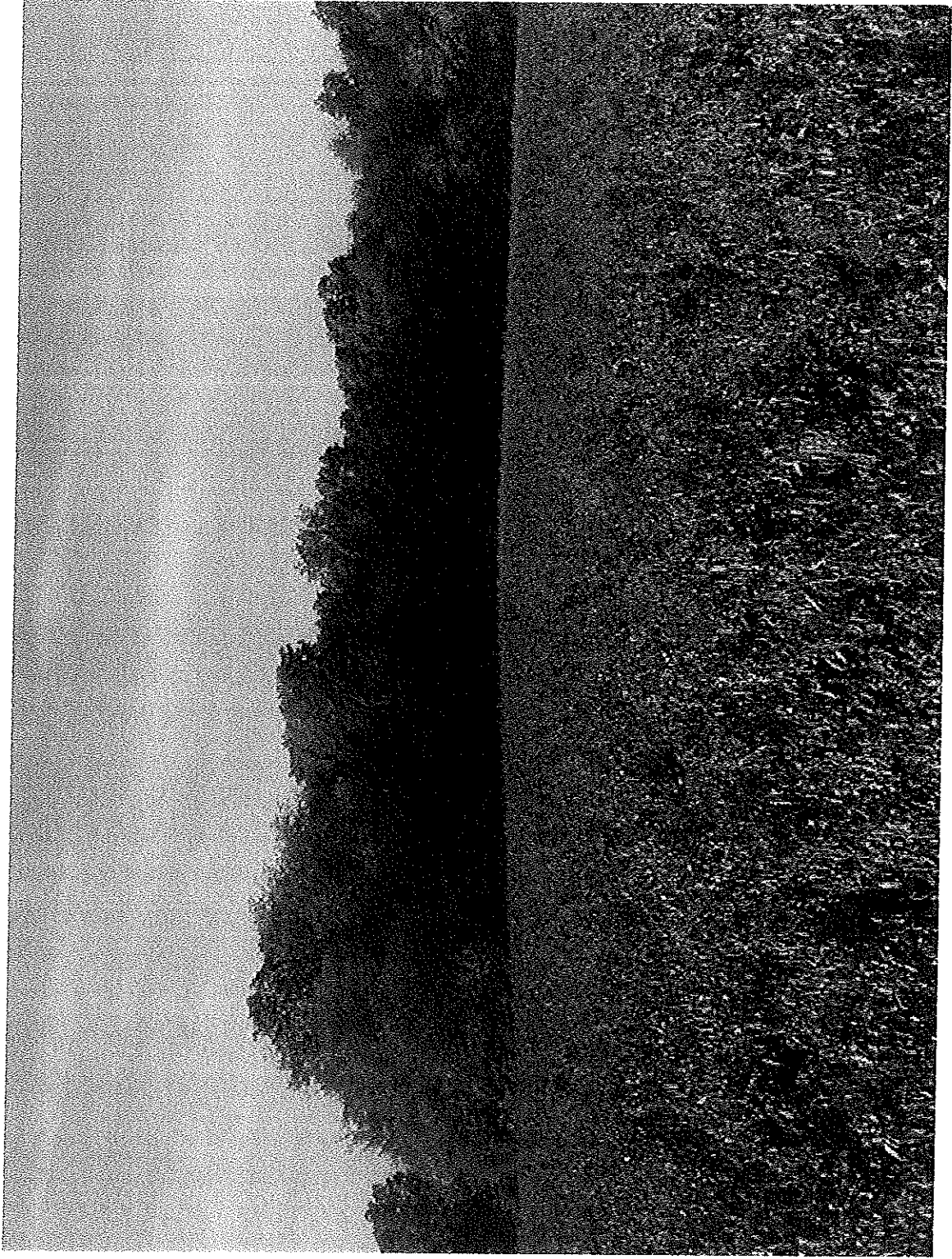


LOWER LEVEL LOOKING SOUTH

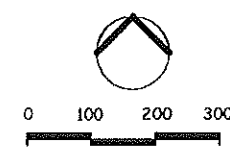


LOWER LEVEL WEST LOOKING EAST

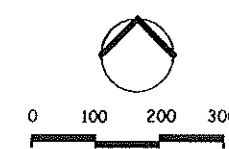
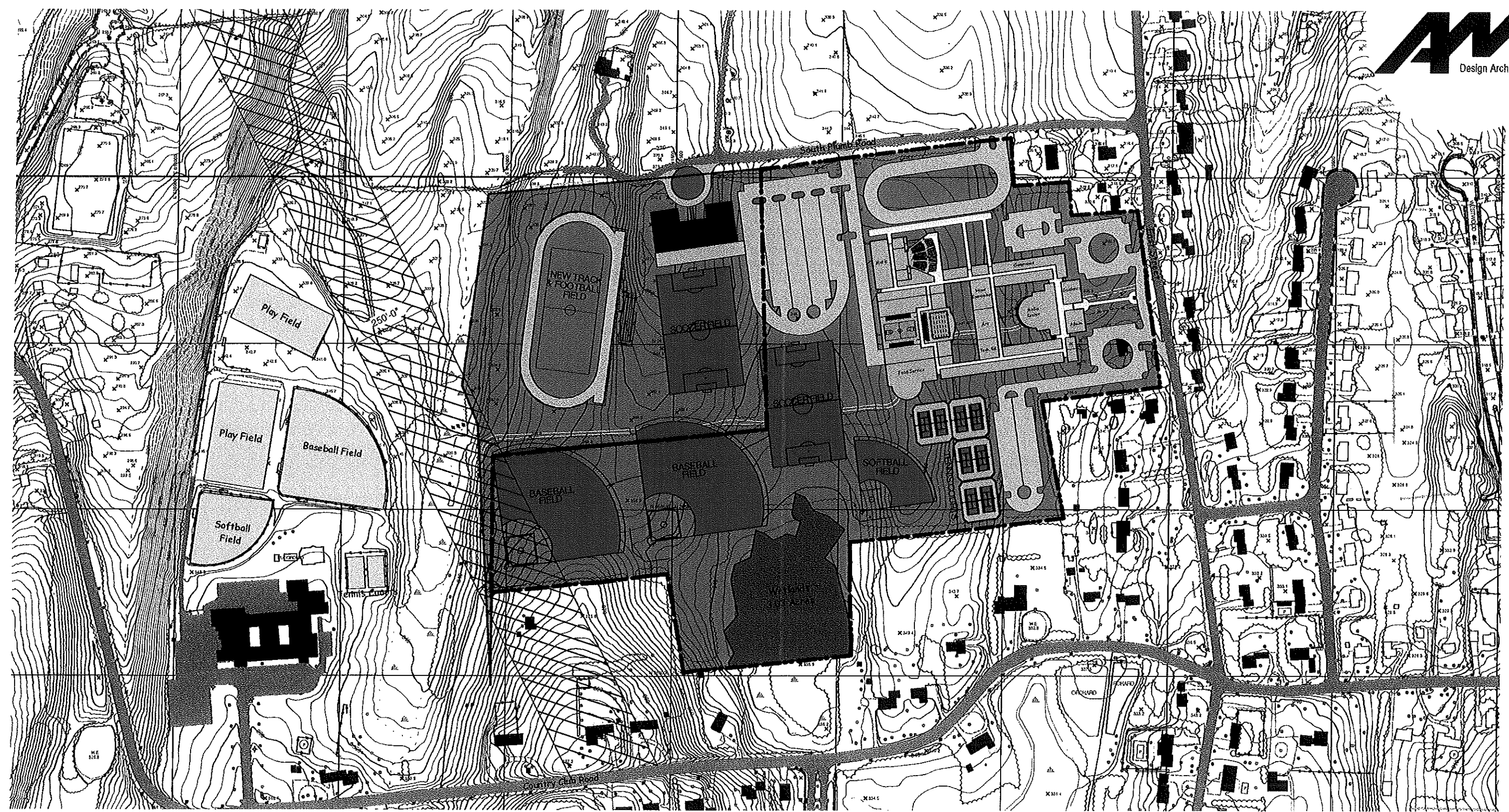




SITE "B" LOOKING NORTH







Conceptual Design

	Site Prep. & Development		New School		TOTAL	
	\$/GSF	257,000	\$/GSF	257,700	\$/GSF	257,700
Demolition		10,000	0.00	0	0.04	10,000
Excavation & Foundation		0	12.00	3,092,400	12.00	3,092,400
Structural Frame		0	18.00	4,638,600	18.00	4,638,600
Roofing & Waterproofing		0	10.00	1,288,500	5.00	1,288,500
Exterior Wall		0	13.00	3,350,100	13.00	3,350,100
Interior Finishes		0	25.00	6,442,500	25.00	6,442,500
Special Requirements		0	15.00	3,865,500	15.00	3,865,500
Vertical Transportation		0	1.00	257,700	1.00	257,700
Plumbing		0	7.00	1,803,900	7.00	1,803,900
Fire Protection		0	2.25	579,825	2.25	579,825
HVAC & Controls		0	20.00	5,154,000	20.00	5,154,000
Electrical		0	14.00	3,607,800	14.00	3,607,800
Site Work		6,741,754		0	26.16	6,741,754
Pool Area at				3,155,000		3,155,000
Escalation (Build. 2 yr. @ 5.0%)		792,830		\$3,408,082.50		4,200,900
Building Permit		75,446		406,439		481,900
Design Contingency	10%	762,003		4,105,035		4,867,000
Estimating Contingency	15%	0		0		8,030,607
Builders Risk Insurance		0		0		307,800
Payment & Performance Bonds		0		0		w/above
Construction Manager's GC's & Fees	5%	419,102		2,257,769		2,676,900
TOTAL		\$8,801,135	\$138	\$47,413,150	\$250.50	64,553,000

Other Project Costs

Environmental Rectification	0
Site Acquisition (55 ac)	0
A/E Fees (Including FF & E Design Spec.)	3,550,000
Utility Consumption	96,800
A/E & CM Preconstruction ( Up to Start of Construction )	387,300
Surveys, Testing & Inspection for Construction	193,700
Fixtures, Furniture & Equipment	3,865,500
Technology Infrastr. (Excludes:Equipment)	504,000
Reimbursables	452,000
Moving & Storage	60,000
Owner's Insurance	193,700
Owner's Bonding Expense	161,400
Owner Contingency for Construction @ 5%	3,701,000
Subtotal Other Project Costs:	26% 13,165,000

Total Project Costs:	77,718,000
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Approximate State Share	Note: this is based on previous funding request. This is subject to	61% 46,446,000
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Approximate Town Share	31,272,000
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Notes:

This estimate is based on constructing interior walls of HI-Impact Wallboard

There are several major projects presently in design in the Greater Hartford Area that may Escalate the cost of this project.

We have included cooling in the following areas only: Admin. and Health, Library / Media Center and Computer Rooms, and Cafeter

We have assumed this project will utilize a Construction manager and the City of Middletown will hold the

individual sub-contractor contracts and each shall be bonded.

The above Includes escalation of 5% per year, from now till the anticipated time of bidding (2/1/03).



Middletown High School

AM Design Architects

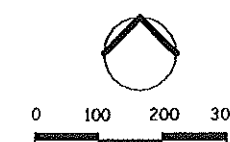
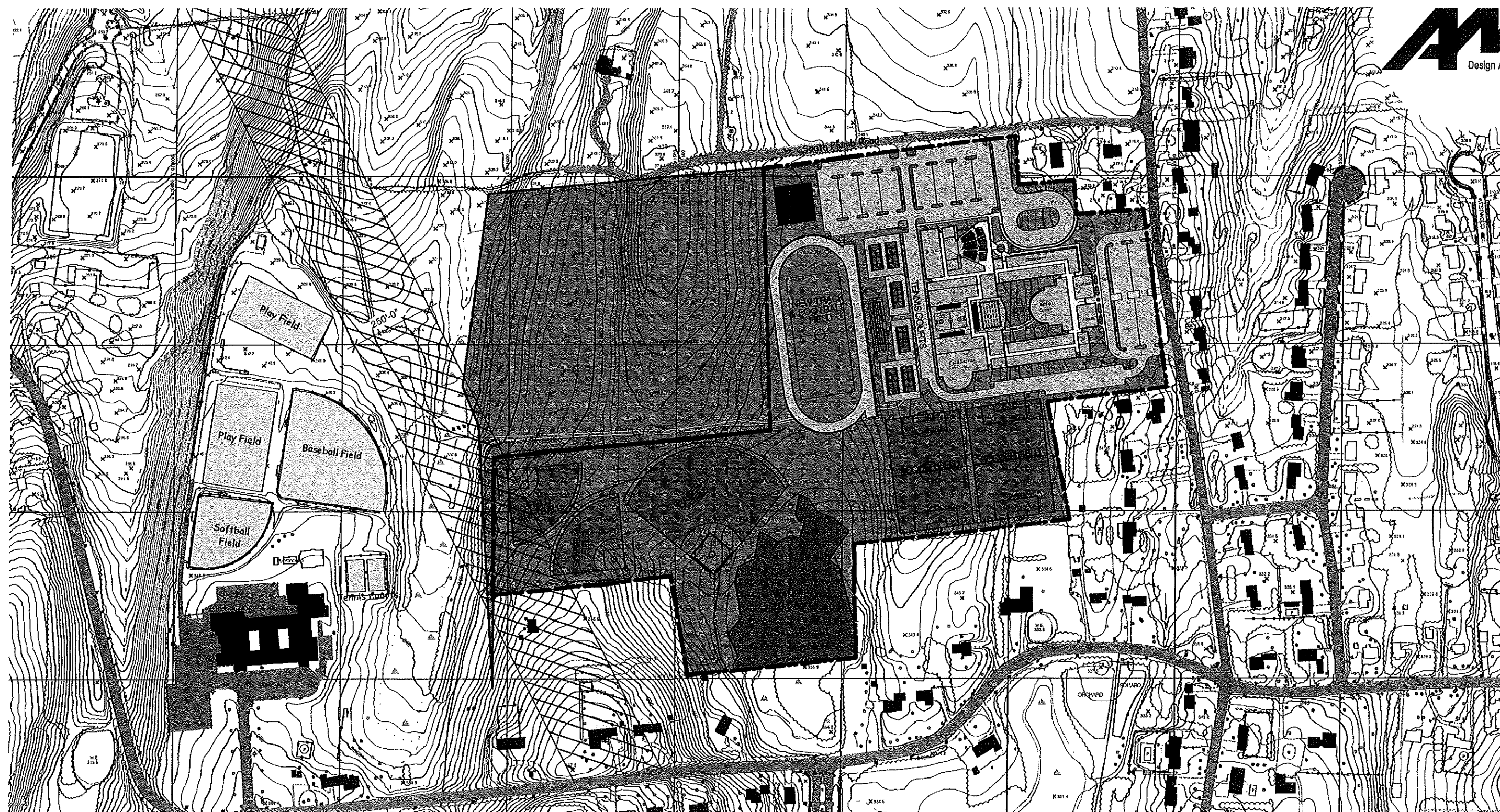
Site # 4 East Street

DATE: 23-Oct-01

Conceptual Estimate

Conceptual Design				
Component	unit/quantity		cost/unit	total
Section total				
Site				
Plumb Road South	875	If	\$1,000	\$875,000
Special DEP (over 5 acres)	1	Al.	\$50,000	\$50,000
Traffice Control	2	Al.	\$75,000	\$150,000
Site Preparation	400,000	sf	\$0.25	\$100,000
Special Detention Drainage	1	Al.	\$50,000	\$50,000
Dewatering	-	sf	\$0.25	\$0
Siltation Control	53	acr/mo.	\$3,000	\$157,680
Earthwork	145,600	cy	\$5	\$728,000
Play Field (fill)	-	cy	\$12	\$0
Caissons	-	ea.	\$10,000	\$0
Site Drainage	4,000	If	\$50	\$200,000
New Drainage @ Building	135,000	sf	\$1	\$135,000
Fine Grading and seeding	1,541,641	sf	\$0.35	\$539,574
Planting	1	Al.	\$100,000	\$100,000
Paving Roads	90,000	sf	\$9	\$810,000
Paving at Parking	450	cars	\$2,000	\$900,000
Site Electric	1	Al.	\$60,000	\$60,000
Telephone	1	Al.	\$10,000	\$10,000
Cable	1	Al.	\$8,000	\$8,000
Gas (install line for future)	1	Al.	\$40,000	\$40,000
Sanitary	1	Al.	\$31,000	\$31,000
Water	1	Al.	\$40,000	\$40,000
Site Improvements:	1	Al.	\$20,000	\$20,000
Irrigation System	505,000	sf	\$0.50	\$252,500
Track Area	33,500	sf	\$12	\$402,000
Football Field	1	Al.	\$300,000	\$300,000
Baseball Field	2	Al.	\$50,000	\$100,000
Softball Field	1	Al.	\$50,000	\$50,000
Socker Field	2	Al.	\$100,000	\$200,000
Tennis Courts	8	ea.	\$12,000	\$96,000
Site Fencing	4,000	If	\$9	\$36,000
Site Signage	1	Al.	\$6,000	\$6,000
Site Lighting Parking	50	ea.	\$1,800	\$90,000
Site Lighting Football	1	Al.	\$60,000	\$60,000
School Sign	1	Al.	\$10,000	\$10,000
Site Storage/Concession	4,500	sf	\$30	\$135,000
Note: This does not include Rock removal:				\$6,741,754





Conceptual Design

	Site Prep. & Development		New School		TOTAL	
	\$/GSF	257,000	\$/GSF	257,700	\$/GSF	257,700
Demolition		10,000	0.00	0	0.04	10,000
Excavation & Foundation		0	10.00	2,577,000	10.00	2,577,000
Structural Frame		0	22.00	5,669,400	22.00	5,669,400
Roofing & Waterproofing		0	10.00	1,288,500	5.00	1,288,500
Exterior Wall		0	13.00	3,350,100	13.00	3,350,100
Interior Finishes		0	25.00	6,442,500	25.00	6,442,500
Special Requirements		0	15.00	3,865,500	15.00	3,865,500
Vertical Transportation		0	1.50	386,550	1.50	386,550
Plumbing		0	7.00	1,803,900	7.00	1,803,900
Fire Protection		0	2.25	579,825	2.25	579,825
HVAC & Controls		0	20.00	5,154,000	20.00	5,154,000
Electrical		0	14.00	3,607,800	14.00	3,607,800
Site Work		5,631,892		0	21.85	5,631,892
Pool Area at				3,155,000		3,155,000
Escalation (Build. 2 yr. @ 5.0%)		662,311		\$3,472,507.50		4,134,800
Building Permit		63,042		413,526		476,600
Design Contingency	10%	636,724		4,176,611		4,813,300
Estimating Contingency	15%	0		0		7,942,000
Builders Risk Insurance		0		0		304,400
Payment & Performance Bonds		0		0		w/above
Construction Manager's GC's & Fees	5%	350,198		2,297,136		2,647,300
<b>TOTAL</b>		<b>\$7,354,168</b>	<b>\$140</b>	<b>\$48,239,855</b>	<b>\$247.73</b>	<b>63,840,000</b>

Other Project Costs

Environmental Rectification	0
Site Acquisition (38 ac)	0
A/E Fees (Including FF & E Design Spec.)	3,511,000
Utility Consumption	95,800
A/E & CM Preconstruction ( Up to Start of Construction )	383,000
Surveys, Testing & Inspection for Construction	191,500
Fixtures, Furniture & Equipment	3,865,500
Technology Infrastr. (Excludes:Equipment)	504,000
Reimbursables	447,000
Moving & Storage	60,000
Owner's Insurance	191,500
Owner's Bonding Expense	159,600
Owner Contingency for Construction @ 5%	3,662,000
<b>Subtotal Other Project Costs:</b>	<b>26% 13,071,000</b>

<b>Total Project Costs:</b>	<b>76,911,000</b>
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<b>Approximate State Share</b>	<b>Note: this is based on previous funding request. This is subject to</b>	<b>61% 45,953,000</b>
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<b>Approximate Town Share</b>	<b>30,958,000</b>
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Notes:

This estimate is based on constructing interior walls of HI-Impact Wallboard

There are several major projects presently in design in the Greater Hartford Area that may Escalate the cost of this project.

We have included cooling in the following areas only: Admin. and Health, Library / Media Center and Computer Rooms, and Cafeter

We have assumed this project will utilize a Construction manager and the City of Middletown will hold the individual sub-contractor contracts and each shall be bonded.

The above includes escalation of 5% per year, from now till the anticipated time of bidding (2/1/03).

**Middletown High School****AM Design Architects**

Site # 4 East Street: 38 Acre Option

DATE: 23-Oct-01

**Conceptual Estimate****Conceptual Design**

Component	unit/quantity		cost/unit	total	section total
Site					
Plumb Road South	500	lf	\$1,000	\$500,000	
Special DEP (over 5 acres)	1	Al.	\$50,000	\$50,000	
Traffic Control	2	Al.	\$75,000	\$150,000	
Site Preparation	200,000	sf	\$0.25	\$50,000	
Special Detention Drainage	1	Al.	\$50,000	\$50,000	
Dewatering	-	sf	\$0.25	\$0	
Siltation Control	38	acr/mo.	\$3,000	\$114,000	
Earthwork	125,300	cy	\$5	\$626,500	
Play Field (fill)	-	cy	\$12	\$0	
Caissons	-	ea.	\$10,000	\$0	
Site Drainage	2,500	lf	\$50	\$125,000	
New Drainage @ Building	135,000	sf	\$1	\$135,000	
Fine Grading and seeding	801,121	sf	\$0.35	\$280,392	
Planting	1	Al.	\$100,000	\$100,000	
Paving Roads	80,000	sf	\$9	\$720,000	
Paving at Parking	450	cars	\$2,000	\$900,000	
Site Electric	1	Al.	\$60,000	\$60,000	
Telephone	1	Al.	\$10,000	\$10,000	
Cable	1	Al.	\$8,000	\$8,000	
Gas (install line for future)	1	Al.	\$40,000	\$40,000	
Sanitary	1	Al.	\$31,000	\$31,000	
Water	1	Al.	\$40,000	\$40,000	
Site Improvements:	1	Al.	\$20,000	\$20,000	
Irrigation System	322,000	sf	\$0.50	\$161,000	
Track Area	33,500	sf	\$12	\$402,000	
Football Field	1	Al.	\$300,000	\$300,000	
Baseball Field	1	Al.	\$50,000	\$50,000	
Softball Field	2	Al.	\$50,000	\$100,000	
Soccer Field	2	Al.	\$100,000	\$200,000	
Tennis Courts	6	ea.	\$12,000	\$72,000	
Site Fencing	4,000	lf	\$9	\$36,000	
Site Signage	1	Al.	\$6,000	\$6,000	
Site Lighting Parking	50	ea.	\$1,800	\$90,000	
Site Lighting Football	1	Al.	\$60,000	\$60,000	
School Sign	1	Al.	\$10,000	\$10,000	
Site Storage/Concession	4,500	sf	\$30	\$135,000	
Note: This does not include Rock removal:					\$5,631,892



## Conceptual Design

	Site Prep. & Development		New School		TOTAL	
	\$/GSF	26,000	\$/GSF	26,000	\$/GSF	26,000
Demolition		0	0.00	0	0.00	0
Excavation & Foundation		0	12.00	312,000	12.00	312,000
Structural Frame		0	18.00	468,000	18.00	468,000
Roofing & Waterproofing		0	10.00	130,000	5.00	130,000
Exterior Wall		0	20.00	520,000	20.00	520,000
Interior Finishes		0	25.00	650,000	25.00	650,000
Special Requirements		0	15.00	390,000	15.00	390,000
Vertical Transportation		0	0.00	0	0.00	0
Plumbing		0	12.00	312,000	12.00	312,000
Fire Protection		0	2.25	58,500	2.25	58,500
HVAC & Controls		0	20.00	520,000	20.00	520,000
Electrical		0	18.00	468,000	18.00	468,000
Site Work		2,034,100		0	78.23	2,034,100
Pool Area				0		0
Escalation (2 yr. @ 5.0%)		358,815		\$449,465.90		808,281
Building Permit		23,929		42,780		66,709
Design Contingency	20%	483,369		864,149		1,347,518
Estimating Contingency	20%	0		0		1,617,022
Builders Risk Insurance		0		0		48,511
Payment & Performance Bonds		0		0		w/above
Construction Manager's GC's & Fees	5%	145,011		259,245		404,255
<b>TOTAL</b>		<b>\$3,045,224</b>	<b>\$153</b>	<b>\$5,444,139</b>	<b>\$390.57</b>	<b>10,154,896</b>

## Other Project Costs

Environmental Rectification	0
Site Acquisition (0 ac)	0
A/E Fees (Including FF & E Design Spec.)	964,715
Utility Consumption	15,232
A/E & CM Preconstruction ( Up to Start of Construction )	75,000
Surveys, Testing & Inspection for Construction	91,394
Fixtures, Furniture & Equipment	1,040,000
Technology Infrastr. (Excludes:Equipment)	60,000
Reimbursables	91,394
Moving & Storage	20,000
Owner's Insurance	30,465
Owner's Bonding Expense	25,387
Owner Contingency for Construction @ 5%	628,424
<b>Subtotal Other Project Costs:</b>	<b>26% 3,042,012</b>

<b>Total Project Costs:</b>	<b>13,196,907</b>
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<b>Approximate State Share</b>	<b>Note: this is based on previous funding request. This is subject to</b>	<b>93% 12,321,952</b>
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<b>Approximate Town Share</b>	<b>875,000</b>
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## Notes:

This estimate is based on constructing interior walls of HI-Impact Wallboard

There are several major projects presently in design in the Greater Hartford Area that may Escalate the cost of this project. We have included cooling in the following areas only: Admin. Library / Media Center and Computer Rooms.

We have assumed this project will utilize a Construction manager and the City of Middletown will hold the individual sub-contractor contracts and each shall be bonded.

The above includes escalation of 5% per year, from now till the anticipated time of bidding (2/1/03).

**Middletown High School****AM Design Architects**

Site VO-AG

DATE: 3-May-01

**Conceptual Estimate****Conceptual Design**

Component	unit/quantity		cost/unit	total	section total
Site					
Plumb Road South	875	lf	\$1,000.00	\$875,000	
Special DEP (over 5 acres)	15%	Al.	\$50,000	\$7,500	
Traffic Control (STC Req.)	15%	Al.	\$175,000	\$26,250	
Site Preparation	100,000	sf	\$3	\$300,000	
Special Detention Drainage	-	Al.	\$1,500,000	\$0	
Dewatering	-	sf	\$0.25	\$0	
Siltation Control	4	acr/mo.	\$3,000	\$12,000	
Earthwork	20,000	cy	\$14	\$280,000	
Play Field (fill)	-	cy	\$12	\$0	
Caissons	-	ea.	\$10,000	\$0	
Site Drainage	1,000	lf	\$50	\$50,000	
New Drainage @ Building	12,000	sf	\$1	\$12,000	
Fine Grading and seeding	25,000	sf	\$0.35	\$8,750	
Planting	1	Al.	\$12,000	\$12,000	
Paving Roads	14,000	sf	\$9	\$126,000	
Paving at Parking	20	cars	\$2,000	\$40,000	
Site Electric	1	Al.	\$60,000	\$60,000	
Telephone	1	Al.	\$10,000	\$10,000	
Cable	1	Al.	\$8,000	\$8,000	
Gas (piping for future)	1	Al.	\$10,000	\$10,000	
Sanitary	1	Al.	\$20,000	\$20,000	
Water	1	Al.	\$20,000	\$20,000	
Site Improvements:	1	Al.	\$10,000	\$10,000	
Irrigation System	80,000	sf	\$1.25	\$100,000	
Track Area Resurface only	-	sf	\$3	\$0	
Football Field	-	Al.	\$300,000	\$0	
Baseball Field	-	Al.	\$50,000	\$0	
Softball Field	-	Al.	\$50,000	\$0	
Soccer Field	-	Al.	\$100,000	\$0	
Tennis Courts	-	ea.	\$12,000	\$0	
Site Fencing	1,000	lf	\$9	\$9,000	
Site Signage	1	Al.	\$6,000	\$6,000	
Site Lighting Parking	12	ea.	\$1,800	\$21,600	
Site Lighting Football	-	Al.	\$60,000	\$0	
School Sign	1	Al.	\$10,000	\$10,000	
Site Storage/Concession	-	sf	\$30	\$0	
Note: This does not include Rock removal:					\$2,034,100



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## ***Site #4 – East Street:***

### *Site Recap:*

*Total Acreage: 55.5*

*“A” Acreage: 38.5; “B” Acreage: 17*

*Usable Acreage: 48*

<i>Athletic Fields:</i>	<i>Requested:</i>	<i>Provided:</i>
<i>Football</i>	<i>1</i>	<i>1</i>
<i>Track</i>	<i>1</i>	<i>1</i>
<i>Soccer/ Lacrosse Field</i>	<i>2</i>	<i>2</i>
<i>Practice Field</i>	<i>1</i>	<i>1</i>
<i>Baseball Fields</i>	<i>2</i>	<i>2</i>
<i>Softball Fields</i>	<i>2</i>	<i>1</i>
<i>Tennis Courts</i>	<i>8</i>	<i>8</i>

*Parking: Requested: 450 Provided: 450*

*TOTAL PROJECT COST \$77,718,000*

*APPROXIMATE STATE SHARE \$46,446,000*

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*APPROXIMATE CITY SHARE \$31,272,000*

## ***Site #4 – East Street: Option***

*Site Recap:*

*Total Acreage: 38.5*

*Usable Acreage: 35*

<i>Athletic Fields:</i>	<i>Requested:</i>	<i>Provided:</i>
<i>Football</i>	<i>1</i>	<i>1</i>
<i>Track</i>	<i>1</i>	<i>1</i>
<i>Soccer/ Lacrosse Field</i>	<i>2</i>	<i>2</i>
<i>Practice Field</i>	<i>1</i>	<i>1</i>
<i>Baseball Fields</i>	<i>2</i>	<i>1</i>
<i>Softball Fields</i>	<i>2</i>	<i>2</i>
<i>Tennis Courts</i>	<i>8</i>	<i>6</i>

*Parking: Requested: 450 Provided: 450*

<i>TOTAL PROJECT COST</i>	<i>\$76,911,000</i>
<i>APPROXIMATE STATE SHARE</i>	<i>\$45,953,000</i>
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<i>APPROXIMATE CITY SHARE</i>	<i>\$30,958,000</i>

## ***VO-AG: East Street Site***

### ***Site Recap:***

*The VO-AG Building Program has been expanded by 100%;  
13,000 sq.ft. to 26,000 sq.ft.*

*Parking: Requested: 20 Provided: 20*

<b><i>TOTAL PROJECT COST</i></b>	<b><i>\$13,196,907.00</i></b>
<b><i>APPROXIMATE STATE SHARE</i></b>	<b><i>\$12,321,907.00</i></b>
<b><i>APPROXIMATE CITY SHARE</i></b>	<b><i>\$875,000.00</i></b>

## ***Total Project Cost :***

*New High School at East Street Site 55 Acres:*

<i>TOTAL PROJECT COST</i>	<i>\$77,718,000.00</i>
<i>APPROXIMATE STATE SHARE</i>	<i>\$46,446,000.00</i>
<i>APPROXIMATE CITY SHARE</i>	<i>\$31,272,000.00</i>

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*New High School: Full Air-conditioning:*

<i>TOTAL PROJECT COST</i>	<i>\$3,534,000.00</i>
<i>APPROXIMATE STATE SHARE</i>	<i>\$2,155,000.00</i>
<i>APPROXIMATE CITY SHARE</i>	<i>\$1,379,000.00</i>

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*Additional 150 Parking Spaces:*

<i>TOTAL PROJECT COST</i>	<i>\$601,500.00</i>
<i>APPROXIMATE STATE SHARE</i>	<i>\$367,000.00</i>
<i>APPROXIMATE CITY SHARE</i>	<i>\$234,500.00</i>

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<b><i>HIGH SCHOOL TOTAL:</i></b>	<b><i>\$81,853,500.00</i></b>
<b><i>APPROXIMATE CITY SHARE TOTAL:</i></b>	<b><i>\$32,885,500.00</i></b>

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<b><i>EAST STREET: CITY SHARE TOTAL:</i></b>	<b><i>\$32,885,500.00</i></b>
<b><i>WILSON SITE: CITY SHARE TOTAL:</i></b>	<b><i>\$32,763,200.00</i></b>

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***DELTA (+) : \$122,300.00***